



REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: MAY 29, 2001

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: COUNCILMAN MACK and COUNCILWOMAN McDONALD

Also Present: DEPUTY CITY MANAGER DOUGLAS SELBY, DEPUTY CITY ATTORNEY TERESITA PONTICELLO, REAL ESTATE AND ASSET MANAGEMENT MANAGER DAVID ROARK, and DEPUTY CITY CLERK DEENY ARAUJO

ANNOUNCEMENT MADE – Meeting noticed and posted at the following locations:

Downtown Transportation Center, City Clerk's Board

Senior Citizens Center, 450 E. Bonanza Road

Clark County Government Center, 500 S. Grand Central Pkwy

Court Clerk's Bulletin Board, City Hall

City Hall Plaza, Posting Board

(3:05)

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AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: MAY 29, 2001

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding authorization for staff to enter into negotiations for a Property Use Agreement with Holdings Manager, LLC, for use of approximately 1.02 acres of City leased BLM land located in the vicinity of Buffalo Drive and Deer Springs Way, known as Parcel Number 125-21-701-005 - Ward 6 (Mack)

Fiscal Impact

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No Impact

Amount:

☐

Budget Funds Available

Dept./Division: Public Works/Real Estate

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Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

Holdings Manager, LLC owns property to the west of the acreage on which the City has a BLM lease. When the future construction of what is commonly referred to as the Buffalo Realignment occurs, the roadway will dissect a small piece of remnant property from our lease, which connects to the property owned by Holdings. A Use Agreement will allow Holdings to landscape and use as parking space in conjunction with building the new roadway. The City would retain ownership of the improvements, but Holdings would maintain the improvements.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Site Maps

Disclosure of Principals

COMMITTEE RECOMMENDATION:

COUNCILWOMAN McDONALD recommended that this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager of the Real Estate and Asset Management Division, explained that the City has been working with Holdings Manager, LLC on this project for over a year. He stated that this parcel is connected to a proposed development by the City for a future park, the

REAL ESTATE COMMITTEE MEETING OF MAY 29, 2001

Item No.1 – Discussion and possible action regarding authorization for staff to enter into negotiations for a Property Use Agreement with Holdings Manager, LLC, for use of approximately 1.02 acres of City-leased BLM land located in the vicinity of Buffalo Drive and Deer Springs Way.

MINUTES – Continued:

Buffalo Realignment, a connector road to bisect a portion of the lease property and already includes a fire station. An approximate one-acre parcel remains for which the City has no use for it and does not want the responsibility to maintain. A request to the Bureau of Land Management (BLM) has been submitted to allow the sale of this parcel in November. BLM has verbally stated their desire that this be a modified sale. In the interim, the City is drawing up a temporary use agreement to allow the developers to go forward, use the property and to start some of the improvements.

HANK GORDON, 2500 W. Sahara, Suite 211, stated that he along with DAVID JAMES will co-develop a proposed shopping center, with construction to commence in July. He mentioned a commitment to Target to turn over the area they need to begin construction in September.

COUNCILWOMAN McDONALD asked MR. ROARK to comment for the record that the City has no future intended use for this parcel. MR. ROARK replied that the City has none because this is a remnant piece of property.

MR. ROARK clarified for MR. GORDON that the actual use agreement will be presented to the Real Estate Committee on June 18, 2001 and, if approved, to the City Council on June 20, 2001.

No one appeared in opposition.

There was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:05 – 3:10)

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: MAY 29, 2001**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding a Land Purchase Agreement for the sale of approximately 0.38 acres of land, located in the vicinity of Cimarron and Westcliff Drives and commonly referred to as Parcel Number 138-28-814-001 to Lloyd M. Nelson (\$2,750 revenue + associated closing costs - Parks Capital Improvement Projects) - Ward 2 (L.B. McDonald)

Fiscal Impact☐**No Impact****Amount:** \$2,750 revenue + closing costs☐**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:** Parks C.I.P.**PURPOSE/BACKGROUND:**

On 2/7/01, Council granted approval to enter into negotiations with Mr. Nelson in response to his 1/10/01 unsolicited letter, requesting to purchase this CLV-owned parcel. CLV acquired the parcel from the County 10/98 for back taxes for apx. \$160. The parcel was formerly held for possible flood control purposes. Currently no natural drainage path exists across said parcel. Mr. Nelson desires to build a house on the property. By selling this odd-shaped piece of property, it will save CLV money on maintaining the property and improve the integrity of the neighborhood once the home is built.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Land Purchase Agreement

COMMITTEE RECOMMENDATION:

COUNCILWOMAN McDONALD recommended that this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager of the Real Estate and Asset Management Division, explained that this remnant parcel was acquired in 1998 for drainage purposes at a cost of \$158.

REAL ESTATE COMMITTEE MEETING OF MAY 29, 2001

Item No. 2 – Discussion and possible action regarding a Land Purchase Agreement for the sale of approximately 0.38 acres of land, located in the vicinity of Cimarron and Westcliff Drives and commonly referred to as Parcel Number 138-28-814-001 to Lloyd M. Nelson

MINUTES – Continued:

He stated that the developer of the residential area surrounding this parcel determined that this land was of no use or value and developing it would be too costly just for the dirt work alone.

Since that time, residential and roadway developments have emerged and the City has decided to dispose of the parcel since it is no longer needed for drainage purposes. A private individual, wishing to construct a home, has made a request to purchase the parcel.

In determining the value of the property, [at approximately \$15,000] the City met with the City Engineer and the Flood Control Staff. It was estimated that the dirt work alone would cost anywhere from \$12,000 - \$18,000.

No one appeared in opposition.

There was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:10 – 3:14)

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: MAY 29, 2001

DEPARTMENT: NEIGHBORHOOD SERVICES

DIRECTOR: SHARON SEGERBLOM

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CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding a Lease Agreement Renewal between the City of Las Vegas and the Economic Opportunity Board of Clark County at the Las Vegas Business Center (\$32,832 revenue/36 months-Las Vegas Business Center Operations Fund) - Ward 5 (Weekly)

Fiscal Impact

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No Impact

Amount: \$32,832/36 months (income)

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Budget Funds Available

Dept./Division: Neigh. Svcs./Neigh. Devel.

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Augmentation Required

Funding Source: Las Vegas Business Center Operations Fund

PURPOSE/BACKGROUND:

Economic Opportunity Board of Clark County's Micro Business Program provides business development training and technical assistance to micro businesses. Economic Opportunity Board of Clark County's lease term is three years with three one-year options for re

RECOMMENDATION:

Staff recommends approval of the Lease Agreement between the City of Las Vegas and the Economic Opportunity Board of Clark County at the Las Vegas Business Center.

BACKUP DOCUMENTATION:

Lease Agreement

COMMITTEE RECOMMENDATION:

COUNCILWOMAN McDONALD recommended that this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

SUE PRESCOTT, Neighborhood Services, explained that this was a renewal of a three-year lease. The tenants are always timely in their payments and staff is recommending approval of this renewal.

COUNCILMAN MACK declared the Public Hearing closed by asking for a motion.

REAL ESTATE COMMITTEE MEETING OF MAY 29, 2001

Neighborhood Services

Item No. 3 – Discussion and possible action regarding a Lease Agreement Renewal between the City of Las Vegas and the Conomic Opportunity Board of Clark County at the Las Vegas Business Center.

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:14 – 3:15

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AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: MAY 29, 2001

DEPARTMENT: NEIGHBORHOOD SERVICES

DIRECTOR: SHARON SEGERBLOM

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CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding a Lease Agreement Renewal between the City of Las Vegas and Stargate Plumbing at the Las Vegas Business Center (\$36,720 revenue/36 months-Las Vegas Business Center Operations Fund) - Ward 5 (Weekly)

Fiscal Impact

☐

No Impact

Amount: \$36,720/36 months (income)

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Budget Funds Available

Dept./Division: Neigh. Svcs./Neigh. Devel.

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Augmentation Required

Funding Source: Las Vegas Business Center
Operations Fund

PURPOSE/BACKGROUND:

Stargate Plumbing provides contracted plumbing-related services to commercial building and renovation projects. Stargate Plumbing's lease term is three years with three one-year options for renewal.

RECOMMENDATION:

Staff recommends approval of the Lease Agreement between the City of Las Vegas and Stargate Plumbing at the Las Vegas Business Center.

BACKUP DOCUMENTATION:

Lease Agreement

COMMITTEE RECOMMENDATION:

COUNCILWOMAN McDONALD recommended that this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

SUE PRESCOTT, Neighborhood Services, explained that this was a renewal of a three-year lease. The tenants, Stargate Plumbing, are good tenants and always pay their rent on time. Staff is recommending approval of this renewal.

REAL ESTATE COMMITTEE MEETING OF MAY 29, 2001

Item No. 4 – Discussion and possible action regarding a Lease Agreement Renewal between the City of Las Vegas and Stargate Plumbing at the Las Vegas Business Center

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:15)

1-310

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: MAY 29, 2001**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding a Third Amendment to a Lease Agreement between the City of Las Vegas and Michael and Beatrice Katz Family Trust RE: Manpower, Inc. to add approximately 500 square feet of office space to the existing Lease Agreement located in the Manpower Building, 314 Las Vegas Boulevard North (\$510 month - Non-Departmental Expenditures) - Ward 5 (Weekly)

Fiscal Impact☐**No Impact****Amount:** \$510 month☒**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:** Non Departmental Expenditures/Rental of Land/Offices**PURPOSE/BACKGROUND:**

Since 1994, CLV has had a lease agreement with Manpower, Inc. for office space. In 1995 and 1997, the Lease Agreement was amended to add more space to be leased. Our rental rate is approximately \$0.83 per square foot and Manpower pays all the utilities. Due to the construction of the new Stewart Avenue Garage and walkway, we will need to relocate approximately eight (8) employees from the second floor of City Hall. This additional office space at Manpower is an ideal opportunity to be utilized to house the displaced staff members in a nearby location during this growth and construction period.

RECOMMENDATION:

Staff recommends approval of the Third Amendment to the original Lease Agreement and the need of funding to pay for the office space

BACKUP DOCUMENTATION:

Third Amendment

COMMITTEE RECOMMENDATION:

COUNCILWOMAN McDONALD recommended that this item be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.

MINUTES:

COUNCILMAN MACK declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF MAY 29, 2001

Item No. 5 – Discussion and possible action regarding a Third Amendment to a Lease Agreement between the City of Las Vegas and Michael and Beatrice Katz Family Trust
RE: Manpower, Inc. to add approximately 500 square feet of office space to the existing Lease Agreement located in the Manpower Building, 314 Las Vegas Boulevard North.

MINUTES – Continued:

DAVID ROARK, Manager of the Real Estate and Asset Management Division, explained that this lease agreement was negotiated in 1994 and has since expired. The tenant continues on a month-to-month basis. He further explained that this is a request for an addition to the current lease agreement with Manpower, Inc., for additional square footage. He stated that Manpower anticipates relocating and accommodating eight to ten employees as a result of the City Hall expansion. COUNCILWOMAN McDONALD inquired as to which department would be relocated to this building. MR. ROARK understood that it would probably be Neighborhood Response and Code Enforcement.

AL GALLEG0, Citizen of Las Vegas, described a potential fire hazard. In his observations, he noticed that the building walls located on the south side were very warm and believes the City should look into the reason to curtail any sort of risk that might occur.

No one appeared in opposition.

There was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:15 – 3:20)

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REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: MAY 29, 2001

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A MATTER NOT LISTED ON THE AGENDA, PLEASE CLEARLY STATE YOUR NAME AND ADDRESS. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

MINUTES:

None

(3:20)

1-458

THE MEETING ADJOURNED AT 3:23 P.M. (1-460)

Respectfully submitted:_____

DEENY ARAUJO

June 1, 2001